

HISTORIC DISTRICT REVIEW COMMITTEE

ACTION SUMMARY

June 14, 2010

The Historic District Review Committee held its regular meeting on Monday, June 14, 2010. Committee members present were Chairman Leah Ferguson, Vice-Chairman Matt Custer, Mary Dudley, Matt Tolley, Rebecca McDermott, and Karl Riedel. Jean Brown was absent. Mr. Tolley arrived late. Kate McConnell and Heidi Siebentritt from the Department of Planning staffed the meeting. Ms. Ferguson called the meeting to order at 5:11 p.m.

Ms. Ferguson immediately moved to convene a closed session with the following motion:

Pursuant to Section 2.2-3711 of the Code of Virginia, I move that the Loudoun County Historic District Review Committee recess this public meeting and enter into closed session. The authority for this closed session is Section 2.2-3711(A), Subsection (7), and the purpose of the closed session is consultation with legal counsel and briefings pertaining to actual and probable litigation and regarding specific legal matters requiring the provision of legal advice by such counsel.

The subjects of the closed session are as follows:

- (1) Considerations and standards regarding legal notice requirements for HDRC Meetings;
- (2) Pending Litigation: Law No. 40105 Madison versus Board of Zoning Appeals;
- (3) Pending Litigation: Civil Case No. 46181 Milari Madison versus Parties Unknown, County of Loudoun, Shaw, et al.

Ms. Dudley seconded the motion. The motion carried 6-0-2 with Mr. Tolley and Ms. Brown absent.

At 6:02 p.m., Ms. Ferguson moved that the closed session be adjourned, that the Historic District Review Committee reconvene its public meeting, and that the minutes of the public meeting reflect that no formal action was taken in the closed session. Mr. Custer seconded the motion. The motion carried 6-0-1 with Ms. Brown absent.

At 6:04 p.m., Ms. Ferguson moved to adopt the Resolution Certifying the Closed Session and reflect the Resolution in the minutes of the public meeting. Ms. Dudley seconded the motion. The motion carried 6-0-1 with Ms. Brown absent.

Resolution Certifying Closed Session

Whereas, the Historic District Review Committee this 14th day of June, 2010, convened in closed session by an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act:

Now, therefore, be it resolved that the Historic District Review Committee does hereby certify that to the best of each member's knowledge, (1) only public business matters lawfully exempted from open meeting requirements under the Freedom of Information Act were discussed in the closed session to which this certification applies; and (2) only such public business matters as were identified in the motion by which the said closed session was convened were heard, discussed or considered by the Historic District Review Committee.

At 6:05 p.m., Ms. Ferguson reconvened the regular meeting and the following applications were considered:

General Public Comment

Eight individual members of the public and one representative of the Waterford Foundation spoke in opposition to CAPP 2010-0002, urging the HDRC to reconsider the motion to approve the application with conditions made at the May 17, 2010 special meeting.

Action Items

Reconsideration of May 17, 2010 Motion to Approve with Conditions, CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: PIN 304-46-4671.

Public Comment – No public comment

Ms. Dudley moved that the HDRC reconsider the May 17, 2010 motion to approve with conditions, Certificate of Appropriateness 2010-0002 for new residential construction in the Waterford Historic District. Mr. Tolley made a second to the motion. The motion carried 4-2-1 with Chairman Ferguson and Ms. McDermott opposed and Ms. Brown absent.

Chairman Ferguson clarified that the motion to approve CAPP 2010-0002 with the 24 conditions agreed upon at the May 17, 2010 meeting was on the table. The committee voted and the motion failed 3-3-1 with Mr. Riedel, Mr. Tolley, and Ms. Dudley opposed and Ms. Brown absent.

Mr. Riedel made a motion to approve Certificate of Appropriateness 2010-0002 for construction of a new residence at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 6-8 of Staff Report Addendum dated May 17, 2010 with the 24 conditions agreed upon at the May 17, 2010

special meeting and a 25th condition listed below. The approved application consists of revised elevations, detailed architectural feature drawings, and additional materials list dated and submitted May 17, 2010, materials list dated and submitted April 23, 2010, and plat dated and submitted March 19, 2010. The conditions of approval are as follows:

- 1.) The exposed foundation heights match those depicted on the plans dated May 17, 2010. The foundation will be constructed without a water table.
- 2.) The main block on all sides is constructed of brick in either Flemish or common (American) bond, not running bond as depicted in the elevations. To meet the Guidelines the brick must be roughly 7 ½ inches by 3 ½ inches by 2 inches, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick will not be used. The mortar should match the texture and color of historic mortar used in Waterford. The joint size and tooling should have a narrow concave joint as depicted on page 122 of the Waterford Guidelines.
- 3.) The brick chimney must be constructed in running bond with a simple corbelled top to meet the Guidelines similar to Photo 3 on page 2 in the Staff Report Addendum dated May 17, 2010. The drawings do not currently reflect the described corbelling. The chimney brick and mortar should match the main block.
- 4.) The roof will be standing seam metal made from a 17 inch pan with 1 ½ inches high sides or prefabricated to match this description with sides ranging in height from 1 ¼ inches to 1 ½ inches to meet the Guidelines.
- 5.) The windows in the front and side elevations of the main block will have louvered shutters. The shutters must be made of painted wood, mounted on hinges, and be sized to the related window openings to meet the Guidelines.
- 6.) The height of the main block above the foundation will be 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation at the northeast corner.
- 7.) The dormers will be 7 feet in height, sheathed with a standing seam metal roof, and sided with horizontal cementitious siding matching the ell and bump out. The dormer siding currently depicts diagonal siding, which does not meet the Guidelines.
- 8.) The cornice on the brick main block replicates the dimensions and materials in Photo 6 on page 4 in the Staff Report Addendum dated May 17, 2010.
- 9.) The junction of the brick main block with the cementitious siding clad masses should be finished with a narrow trim board at the edge of the cementitious siding. This is currently not reflected in the drawings.
- 10.) All windows in the main block first story should be the same size, dimension, and style as depicted, approximately 3 feet by 5 feet 5 inches. All windows in the second story of the main block, the west wing, the rear bump out, and the

dormers will be the same size, dimensions, and style as depicted in the proposed elevations.

- 11.) All windows and doors will be painted wood, fiberglass, or wood composite that replicate the visual appearance of wood (not vinyl clad) and the grill (muntin) widths will be $\frac{3}{4}$ inches.
- 12.) All windows and the front door of the main brick block will have flat trapezoidal jack arches across the top constructed following traditional building techniques similar to photos 1 and 2 on page 2 in the Staff Report Addendum dated May 17, 2010. Attic windows in the brick main block will have a flat arch constructed of vertical header bricks. Jack arches as depicted in the elevations do not meet the Guidelines.
- 13.) The front door surround will be constructed in accordance with front elevation drawing with a full pediment and all depicted details as submitted May 17, 2010, not a broken pediment as depicted on the detail of the surround submitted the same day.
- 14.) The front door is solid painted wood and has six raised panels with dimensions ranging from 3 feet by 6 feet 6 inches to 3.5 feet by 7 feet.
- 15.) All rear French doors will be the same size as depicted in the proposed elevations, approximately 3 feet by 6 feet 8 inches, with 15 lights and painted wood.
- 16.) Window and door frames for the brick main block will follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File.
- 17.) The window sills in the brick main block will be painted wood or a synthetic material that has the appearance of wood and be $1\frac{1}{2}$ to 2 inches thick. The thresholds will be painted wood or a synthetic material that has the appearance of wood and 2 to 3 inches thick.
- 18.) All window and door trim and corner boards for the cementitious siding clad blocks (west wing, rear ell, rear bump out) will have the nominal dimensions of 4 inches by 1 inch. All sills will be painted wood or a synthetic material that has the appearance of wood and $1\frac{1}{2}$ to 2 inches thick. Window frames could have an interior bead matching clapboard-clad house window details in the Waterford Historic District.
- 19.) The foundation will be stone veneer over concrete for all elevations using stones from the existing foundation. If the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer will match the color, shape, and texture of the stone veneer created from the existing foundation. The mortar and mortar joint will match those found on the Pink House stone addition at 40174 Main Street to meet the Guidelines.
- 20.) All trim, windows, doors, siding, and wood or simulated wood elements will be painted.

- 21.) The west wing, rear ell, rear bump out, and dormers will be clad with wood clapboard or cementitious siding with a smooth finish and a 6-inch reveal.
- 22.) The porches will have chamfered posts and tongue and groove flooring. The rear one-story porch will have a 1" by 6" VERSATEX board cornice, matching the cornice depicted on the second story porch. The rear one-story porch will be recessed 1 foot from the west elevation of the west wing. Instead of a full foundation, it will be supported with piers, the southwest corner being a 12" x 12" stone pier, and finished with a 1" by 6" fascia board on the west side. It will have a full wood step across the rear.
- 23.) The screening for the compressors will be constructed of square lattice, not diagonal as proposed, and similar to the mechanical screening on the Thompson house on Second Street.
- 24.) No rake board will be constructed on the side elevations of the brick main block.
- 25.) That the west wing be deleted and that the west elevation of the main block match the east elevation.

Mr. Tolley made a second to the motion. The motion carried 5-1-1 with Chairman Ferguson opposed and Ms. Brown absent.

CAPP 2010-0011 Lynn: Solar Roof Panels in the Goose Creek Historic District: PIN 457-27-7914 (*Deferred from May 17, 2010 meeting*).

Public Comment – No public comment

Ms. Dudley moved that the HDRC approve Certificate of Appropriateness 2010-0011 for the installation of solar panels at 19060 Lincoln Road in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 5 of the staff report dated June 14, 2010 with the following condition:

- 1.) Both sides of the main block roof be painted to match the color of the solar panels.

Mr. Tolley made a second to the motion. The motion carried 4-2-1 with Vice Chairman Custer and Mr. Riedel opposed and Ms. Brown absent.

CAPP 2010-0009 Waterford Foundation: Retroactive Approval of a Sign on Waterford Foundation Office Entrance: PIN 303-26-7725.

Public Comment – No public comment

Mr. Riedel moved that the HDRC retroactively approve Certificate of Appropriateness 2010-0009 for a projecting sign at 40183 Main Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated June 14, 2010.

Vice Chairman Custer made a second to the motion. The motion carried 6-0-1 with Ms. Brown absent.

CAPP 2010-0010 Waterford Foundation: Retroactive Approval of a Sign at Front Entrance of the Waterford Mill: PIN 303-26-0508.

Public Comment – No public comment

Mr. Tolley moved that the HDRC retroactively approve Certificate of Appropriateness 2010-0010 for a projecting sign at 40105 Main Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 2 of the staff report dated June 14, 2010.

Vice Chairman Custer made a second to the motion. The motion carried 6-0-1 with Ms. Brown absent.

CAPP 2010-0013 Loudoun County Office of Capital Construction – Bluemont Community Center: Playground Fencing and Dumpster Enclosure in the Bluemont Historic District: PIN 632-15-4042.

Public Comment – No public comment

Ms. Dudley moved that the HDRC approve Certificate of Appropriateness 2010-0013 for the playground fence and dumpster enclosure in accordance with the Loudoun County Historic District Guidelines for the Aldie, Bluemont, Oatlands, and Taylorstown Historic and Cultural Conservation District based on the findings included on page 4 of the staff report dated June 14, 2010.

Ms. McDermott made a second to the motion. The motion carried 4-2-1 with Vice Chairman Custer and Mr. Riedel opposed and Ms. Brown absent.

CAPP 2010-0014 Edmonds-Richardson: Entry Portico for “Parker-Bennett House” in Waterford Historic District: PIN 303-16-4456.

Public Comment – No public comment

Vice Chairman Custer moved that the HDRC approve Certificate of Appropriateness 2010-0014 for construction of a portico in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on page 3 of the staff report dated June 14, 2010 and the following finding:

1. A gable pediment portico follows the precedent of existing porticos in Waterford, where the majority of porticos have a gable roof and one portico has a hipped roof.

And the following condition:

- 1.) The proposed hipped roof be replaced with the gable pediment as presented in a concept plan submitted at the June 14, 2010 HDRC meeting and dated the same day.

Mr. Riedel made a second to the motion. The motion carried 6-0-1 with Ms. Brown absent.

CAPP 2010-0015 Swezey: Remove and Replace Existing Sunroom in the Goose Creek Historic District: PIN 388-35-3823.

Public Comment – No public comment

Mr. Riedel moved that the HDRC approve Certificate of Appropriateness 2010-0015 for the removal of the sunroom and construction of a sunroom on the same foundation in accordance with the Loudoun County Historic District Guidelines for the Goose Creek Historic and Cultural Conservation District based on the findings included on page 4 of the staff report dated June 14, 2010.

Vice Chairman Custer made a second to the motion. The motion carried 6-0-1 with Ms. Brown absent.

Information Items

Request for Review of Proposed Footbridge on Phillips Farm Property owned by Waterford Foundation. MCPI 341-10-3295. (*Note: this property is not located in the County historic district boundary, but the property owner has requested review of the project*).

Vice Chairman Custer moved that the HDRC pass a resolution of support for the construction of a footbridge on the Phillips Farm in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District.

Mr. Tolley made a second to the motion. The motion carried 6-0-1 with Ms. Brown absent.

New Business

Approval of the May 10, 2010 Action Summary

Mr. Riedel suggested a minor change reflected in the revised Action Summary. Chairman Ferguson made a motion to approve the May 10, 2010 Action Summary. Vice Chairman Custer seconded the motion. The Committee approved the Action Summary 6-0-1 with Ms. Brown absent.

Approval of the May 17, 2010 Action Summary

Mr. Tolley made a motion to approve the May 10, 2010 Action Summary with a suggested minor change reflected in the revised Action Summary. Vice Chairman Custer seconded the motion. The Committee approved the Action Summary 6-0-1 with Ms. Brown absent.

Chairman Ferguson requested that a discussion and review of the HDRC procedures be placed on the July 12, 2010 agenda. She suggested that HDRC members research other architectural review board procedures and bring ideas to the July meeting.

Chairman Ferguson noted that the election of officers would occur at the July 12, 2010 meeting.

Mr. Tolley made a motion to adjourn the meeting. Vice Chairman Custer seconded the motion. With all in favor except Ms. Brown who was absent, the meeting adjourned at 10:47 p.m.